

**From**

quatavious.ellis@gsa.gov

**To**

(b) (6)@metcalfecoco.com

**CC\_List**

g-rer.file@gsa.gov  
brian.barrontine@gsa.gov

**Bcc\_List****Subject**

LAL60312 GSA Leases to Include Routine Disinfectant Requirements

**Email**

Please acknowledge receipt of this email (for Lessor)

GSA Leaseholder:

This email serves as a unilateral Lease Amendment to the janitorial services requirement in Lease Number GS-04P-LAL60312:

The purpose of this amendment is to help stem the spread of viruses such as coronavirus (COVID-19) and provide for additional cleaning and disinfection requirements through September 30, 2021. This unilateral amendment is being issued pursuant to the "Changes" clause of the lease, which allows the Lease Contracting Officer to direct changes to services provided under the lease.

As you are no doubt aware, the health and safety of tenants and visitors in buildings where GSA leases space remains one of our top priorities. Therefore, the Government is hereby amending the above-referenced lease(s) by adding the following paragraphs to be effective on July 15, 2020:

ROUTINE CLEANING AND DISINFECTING OF THE PREMISES (JUNE 2020)

Cleaning and Disinfecting requirements for The Premises. Effective July 15, 2020, the Lessor shall wipe down daily all solid, high contact surfaces in Building common areas (defined here as those areas used or accessed by the

Government's employees and visitors), and within the leased Space, using a disinfectant from the EPA-registered list of products identified as effective against Novel Coronavirus SARS-CoV-2 (<https://www.epa.gov/pesticide-registration/list-n-disinfectants-use-against-sars-cov-2>), or other products containing the same active ingredient(s) at the same or greater concentration than those on the list. Cleaning staff shall use products in accordance with directions provided by the manufacturer. Cleaning staff shall wear disposable gloves (eg, latex, nitrile, etc.), facemasks, and any additional personal protective equipment (PPE) as recommended by the cleaning and disinfectant product manufacturers. Disinfection application and products should be chosen so as to not damage interior finishes or furnishings.

Examples of solid, high contact surfaces in Building common and high traffic areas include, but are not limited to, handrails, door knobs, key card scan pads, light switches, countertops, table tops, water faucets and handles, elevator buttons, sinks, toilets and control handles, restroom stall handles, toilet paper and other paper dispensers, door handles and push plates, water cooler and drinking fountain controls. It does not include agency owned equipment such as desks, telephones, computers, keyboards, docking stations, computer power supplies, and computer mouse, personal fans and heaters, desk lighting, etc. Disinfected surfaces should be allowed to air dry.

GSA shall pay an increase in rent of \$18,885.60 per year for the new routine cleaning and disinfecting requirements in accordance with this Lease Amendment, in addition to the annual rent. This rental increase, to be paid in monthly installments, in arrears, is not considered part of the base cost of services and is not subject to future adjustment. The Government reserves the right to issue immediate notice to unilaterally cancel this routine cleaning and disinfecting at any time during the lease term and, in such a case, shall receive a rental reduction in the amount set forth in this subparagraph.

The routine cleaning and disinfecting specified in this paragraph shall not extend beyond Lease expiration (unless in holdover status) or September 30, 2021, whichever is earlier. At which time, if the Government is still paying rent, the Government shall receive a rental reduction in the amount set forth in the previous paragraph.

This email represents a unilateral Lease Amendment to the Lease Contract(s) noted above. Please note, as outlined under the "Changes" clause of the lease, that you must assert your right and submit a proposal to GSA for any additional rental adjustment (beyond that identified in this email) within thirty (30) days from the date of this change order to be eligible for such additional adjustment. Any request should be submitted to the contact person noted below with supporting information that can substantiate a price more than what we have allocated for this service.

Before submitting a proposal for an equitable adjustment, consider that many State and Local governments are already recommending similar cleaning and disinfection procedures for commercial office space within their jurisdictions. These cleaning and disinfecting procedures are quickly becoming the standard commercial practice. Therefore, pursuant to the "Compliance with Applicable Law" and "Janitorial Services" clauses in the lease, these costs should be covered under the standard janitorial services provided in your lease contract.

GSA recognizes that the COVID-19 pandemic presents a stressful time for all. Thank you for your cooperation in supporting the GSA response to this pandemic.

If you have any questions regarding this matter, please contact Tina Ellis at [quatavious.ellis@gsa.gov](mailto:quatavious.ellis@gsa.gov), (b) (6) to discuss.

Sincerely,

/s/Tina Ellis  
Administrative Lease Contracting Officer  
GSA PBS

Please acknowledge receipt of this email (for Lessor)

**Attachments**

ASDFASF